

**gentoo**homes

---

# Meadow View

Modern 2, 3 & 4 bedroom homes



# gentoo homes

Living at Meadow View provides you with the best of both worlds; you have the space to spread your wings and enjoy a touch of the quiet life, with the comfort of knowing you're only a short drive from Houghton-le-Spring's town centre and within a commutable distance to the rich with culture and attractions nearby cities of the North East.

Our homes are conveniently located within walking distance of general amenities at Newbottle Village as well as benefitting from close proximity to local schools, leisure centres and century old pubs and restaurants. Meadow View is also just a five-minute drive from Houghton-le-Spring's town centre which has an extended range of shops and cafés to visit at your leisure. Alternatively, if you prefer to experience the buzz of the city, the excellent transport links close-by allow you to reach the centre of Durham or Sunderland in just 20 minutes via the A690 or Newcastle City Centre within 35 minutes via the A1.

For those who love to embrace the outdoors, Meadow View is just a short drive from New Herrington Recreational Park which includes a play area and sports grounds as well as a stunning country park which provides miles of walking and cycle trails. Alternatively, you could take a stroll around the striking Penshaw Monument and take in the impressive views. For all cricket, golf and tennis enthusiasts, there are a range of sport facilities surrounding our new homes including an 18-hole golf course at Houghton-le-Spring Golf Club.





# Meadow View

Meadow View in Houghton-le-Spring provides a superb collection of high quality homes ideally situated almost equidistant between Sunderland and the cathedral city of Durham.

Our homes are perfect for those wanting to live in a rural setting surrounded by beautiful fields and farmland whilst also having the convenience of local amenities close-by and excellent connectivity to the vibrant cities of the region.

This final phase of homes on our established development includes a range of 2, 3 and 4 bedroom house types which have been thoughtfully designed to provide modern, flexible living spaces perfect for first-time buyers or those looking to upgrade from their existing home. All homes at Meadow View are built to an excellent standard specification throughout, plus there are a wide range of upgrade options to allow you to truly make your home your own and fit around your desired lifestyle.

As well as owning a luxury new home on a sought-after development, you will also receive a two year Gentoo Customer Care guarantee and a 10 year NHBC warranty as standard - providing total peace of mind about your new Gentoo home.

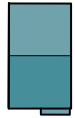


-  **The Ash**  
2 bedroom home
-  **The Poplar**  
3 bedroom home
-  **The Laburnum**  
3 bedroom home
-  **The Elder**  
3 bedroom home
-  **The Hawthorn**  
3 bedroom home
-  **The Larch**  
4 bedroom home
-  **The Hazel**  
4 bedroom home
-  **The Alnwick**  
4 bedroom home
-  **The Spruce**  
4 bedroom home
-  **The Mitford**  
4 bedroom home
-  **The Sycamore**  
4 bedroom home
-  **The Juniper**  
4 bedroom home
-  **Garage Access**

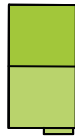


# House types

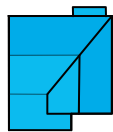
We build and design modern homes with you in mind



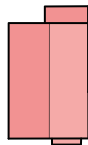
The Ash  
2 bedroom home  
Approximately 648 sq ft



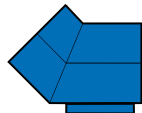
The Poplar  
3 bedroom home  
Approximately 831 sq ft



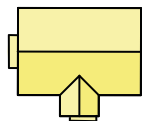
The Laburnum  
3 bedroom home  
Approximately 875 sq ft



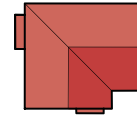
The Elder  
3 bedroom home  
Approximately 946 sq ft



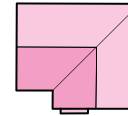
The Hawthorn  
3 bedroom home  
Approximately 950 sq ft



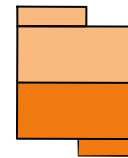
The Larch  
4 bedroom home  
Approximately 1,156 sq ft



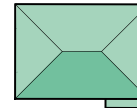
The Hazel  
4 bedroom home  
Approximately 1,250 sq ft



The Alnwick  
4 bedroom home  
Approximately 1,250 sq ft



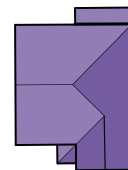
The Spruce  
4 bedroom home  
Approximately 1,272 sq ft



The Mitford  
4 bedroom home  
Approximately 1,301 sq ft



The Sycamore  
4 bedroom home  
Approximately 1,370 sq ft



The Juniper  
4 bedroom home  
Approximately 1,475 sq ft

# Meadow View



All images are for illustration purposes only. House style features, finishes and landscaping may vary to what is displayed. All information contained in this brochure should be treated as general guidance and does not form any contract or warranty.



## Why choose Meadow View?



- New house styles with adaptable living spaces
- Located in a beautiful rural setting
- Local amenities only a short walk away at Newbottle Village



- Ideally located for visiting coastal areas and attractions
- Surrounded by excellent transport links and amenities



- A great range of education and childcare services in the area



- 5 minute drive to Houghton-le-Spring town centre
- Excellent connectivity to the A690, A19 and A1
- Within a 20 minute drive of both Durham and Sunderland city centres





# The Alnwick



Meadow View

# 4 bedroom family home

Approximately 1,250 sq ft



Ground floor dimensions

Living Room	3.69m x 3.87m	12' 1" x 12' 8"
Kitchen/Dining	4.78m x 5.86m	15' 8" x 19' 3"
W.C.	1.45m x 1.50m	4' 9" x 4' 11"
Hall	3.53m x 3.19m	11' 7" x 10' 6"
Study	2.24m x 3.19m	7' 4" x 10' 6"



First floor dimensions

Bedroom 1	3.32m x 4.09m	10' 11" x 13' 5"
En-Suite	2.31m x 1.10m	7' 7" x 3' 7"
Bedroom 2	2.61m x 3.87m	8' 7" x 12' 8"
Bedroom 3	2.24m x 3.04m	7' 4" x 10' 0"
Bedroom 4	2.45m x 2.80m	8' 0" x 9' 2"
Bathroom	2.61m x 1.90m	8' 7" x 6' 3"

Images and floor plans are for illustration purposes only and may be plot specific. House style features, treatments and landscaping may vary and all dimensions shown are approximate. The information contained herein is for guidance only and buyers must consult official paperwork with their Sales Executive for any information regarding their home.



2 bed	3 bed					4 bed					
Ash	Poplar	Laburnum	Elder	Hawthorn	Larch	Hazel	Alnwick	Spruce	Mitford	Sycamore	Juniper

### Electrical features

Front door bell	•	•	•	•	•	•	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•	•	•	•	•	•	•
External socket												
Chrome sockets/switches												
TV point in living room and master bedroom	•	•	•	•	•	•	•	•	•	•	•	•
Telephone point in living room and master bedroom	•	•	•	•	•	•	•	•	•	•	•	•
Additional TV and BT sockets												
Low energy light bulbs to all rooms (where applicable)	•	•	•	•	•	•	•	•	•	•	•	•

### External features

Stainless steel exterior wall light to front entrance	•	•	•	•	•	•	•	•	•	•	•	•
Sensor light to rear of the property												
1200mm high rear enclosure fencing and wall, where applicable and dividing fence to rear	•	•	•	•	•	•	•	•	•	•	•	•
Rotivated top soil to rear garden	•	•	•	•	•	•	•	•	•	•	•	•
Turf to rear garden												
Turf to front garden	•	•	•	•	•	•	•	•	•	•	•	•
Concrete paving around home (as per plan)	•	•	•	•	•	•	•	•	•	•	•	•
Electric garage door (where applicable)												
Outside tap			•	•	•	•	•	•	•	•	•	•
UPVC double glazed windows with locking system (where applicable)	•	•	•	•	•	•	•	•	•	•	•	•
UPVC French doors with locking system to ground floor		•		•	•	•	•	•	•			•
Bi-folding door with locking system to ground floor								•	•	•		

### Security features

Front and rear doors with multi-point locking system	•	•	•	•	•	•	•	•	•	•	•	•
Front door restrictor and viewer	•	•	•	•	•	•	•	•	•	•	•	•
Intruder alarm with PIR detectors, external siren/strobe box	•	•	•	•	•	•	•	•	•	•	•	•

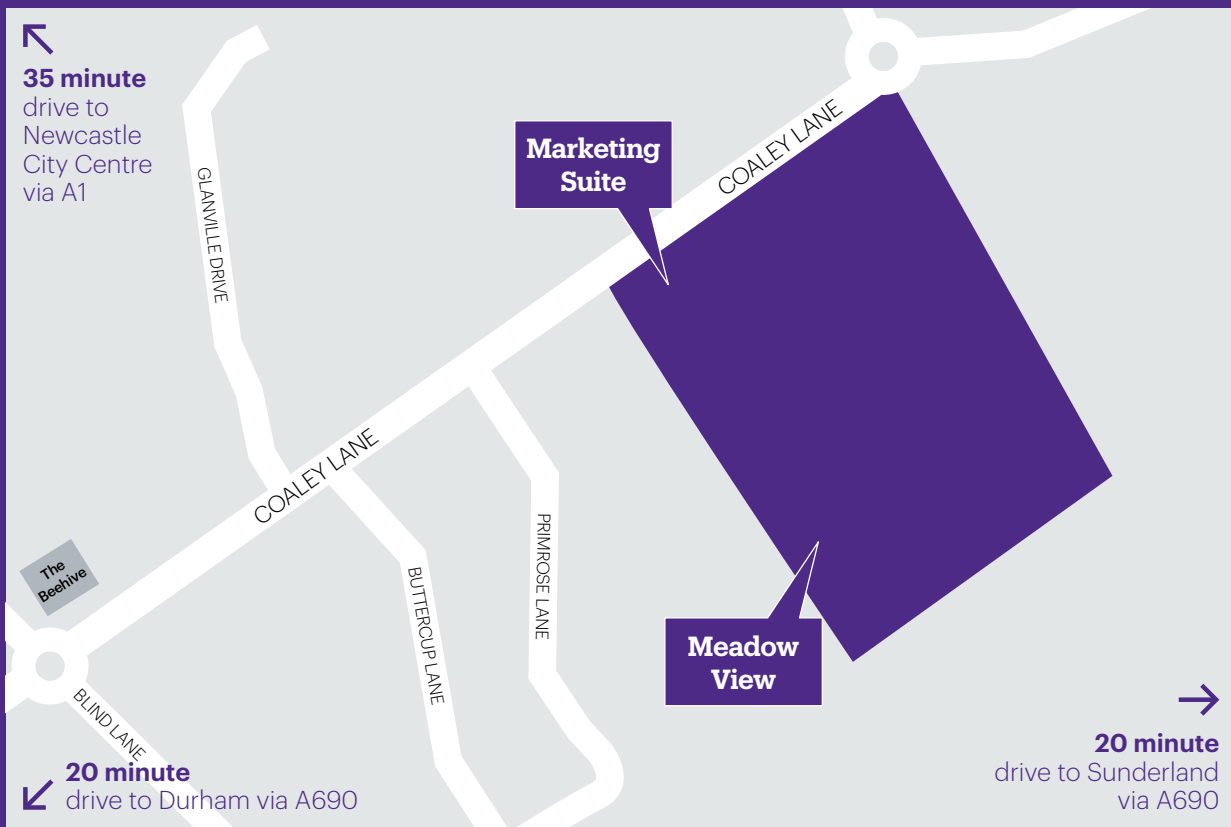
### Internal features

Internal doors of 4 panel design with white gloss paint and polished chrome finish door furniture	•	•	•	•	•	•	•	•	•	•	•	•
Upgrade on door handles/ironmongery												
Skirtings with white gloss paint	•	•	•	•	•	•	•	•	•	•	•	•
Ceilings, walls and woodwork finished in white	•	•	•	•	•	•	•	•	•	•	•	•
Gas central heating system with radiators throughout	•	•	•	•	•	•	•	•	•	•	•	•
Mains wired electric smoke detectors	•	•	•	•	•	•	•	•	•	•	•	•
Loft and exterior wall insulation	•	•	•	•	•	•	•	•	•	•	•	•

• Standard item    Available as an optional extra    Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change.





### Meadow View

Off Coaley Lane,  
Houghton-le-Spring  
Tyne and Wear,  
DH4 5JP

Tel: **07921 064 895**

Email: [meadowview@gentoohomes.com](mailto:meadowview@gentoohomes.com)

Web: [gentoohomes.com/meadowview](http://gentoohomes.com/meadowview)

Follow us:

